



Canaan Planning Board
Meeting on July 28, 2022
Mascoma Community Health Center/Zoom/Telephone
Minutes

Call to Order:

6:30 pm. John Bergeron called the meeting to order.

Members Present:

John Bergeron, Michael Riese, Claude Lemoi and Tom Oppel. Michael Riese represented Corinne Morse for voting purposes.

Other Attendees:

Matthew Dow, Scott Sanborn and Michele Brown via Zoom.

Minutes Review: Board members reviewed the Minutes for the July 14, 2022 meeting. Tom Oppel *Moved* and Claude Lemoi *Seconded the Motion* to approve the Minutes, subsequent to a revision in the language for a motion concerning the Fernwood Farms Sub-division application.

**** Minutes were Approved Unanimously.**

Sub-Division Application, 233 Goose Pond Rd, Map 4, Lot 48, Matthew Dow:

Board members reviewed the application utilizing the Major Sub-division Checklist and the property plat. After determining the application was sufficiently complete, Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to open the public hearing.

**** Motion was Approved Unanimously**

Public Hearing: At 6:54 PM, John Bergeron opened the public hearing. On behalf of Mr. Dow, Scott Sanborn described the project design, including soil conditions, test pits, road access, pin placement and permit status. At 6:58, the public hearing was closed.

Tom Oppel *Moved* and Claude Lemoi *Second the Motion* to approve the Sub-division application for 233 Goose Pond Road, Map 4, lot 48 because it met all Sub-Division requirements.

**** Motion was Approved Unanimously.**

Board Vacancies:

Two alternate positions remain open. Tom Oppel and Claude Lemoi volunteered to reach out to potential candidates.

Driveway Permit Form:

John Bergeron led a discussion concerning the potential need to update the Driveway Permit Form. Tom Oppel volunteered to review the Sub-division regulations with respect to driveways and report his findings to the Board at a future meeting.

Google Drive Clean-Up:

John updated the Board on his continuing efforts towards a final “clean-up” of the shared documents and access permissions on Google Drive, which is near completion.

Next Meeting:

The next Planning Board meeting is currently scheduled for August 11, 2022 at 6:30 PM at the Mascoma Community Health Center and via Zoom.

Adjournment:

7:30 PM. Claude Lemoi *Moved* and Tom Oppel *Seconded the Motion* to Adjourn.

** Motion was Approved unanimously.

Respectfully submitted,
Michael Riese, Planning Board Scribe